

# Peery Arrillaga finally fills Fremont building, EFI moving in



EFI is moving to this building in Fremont.



[Nathan Donato-Weinstein](#) Real Estate Reporter- *Silicon Valley Business Journal*

Fremont is about to land a new corporate headquarters.

Foster City-based Electronics for Imaging Inc. -- a major printing technology supplier -- has struck a deal to buy a 118,535-square-foot building from developer Peery Arrillaga, according to a securities filing. The building is at 6750 Dumbarton Circle and is in "cold shell" condition, meaning its interiors have not been built out since construction in 2008.

But that is apparently not enough space for the company. To accommodate additional head count, EFI will lease about 58,000 square feet at 6700 Dumbarton Circle, also from Peery Arrillaga.

In an email, EFI Chief Executive Officer said the facility would be constructed into a 21st-century collaborative space, with numerous open areas for meetings and brainstorming areas and lots of glass to let in natural light.

"This was EFI's first-choice site, and it will be a modern campus facility that represents the future of EFI," he said. "While we originally considered a rental structure, we had a great opportunity to work with (Peery-Arrillaga's) John Arrillaga on a buy and lease structure."

EFI was expected to land somewhere soon after striking two deals to sell off its property in Foster City in recent years. EFI sold its headquarters at 303 Velocity Way in Foster City to Gilead in 2012 for \$180 million. In 2008, it sold 301 Velocity Way, along with 30 acres of land, to Gilead for \$137 million. Gilead plans a major growth binge on the sites.

The Fremont deal is the latest sign of life in the East Bay city from a diverse crop of owner-users. Thermo Fisher Scientific, which has long leased space in the city, [is building out](#) a new 275,000-square-foot industrial building for 450 employees. Seagate Technology [recently closed](#) on the former Solyndra factory and is pumping millions into equipment there. Delta Products [is also moving ahead](#) on a 200,000-square-foot LEED platinum building for up to 600 employees.

Fremont gains a company that's been on a tear lately. EFI (NASDAQ: EFII) has seen its stock soar from about \$17 a share a year ago to about \$27 a share today. Revenue 2012 was about \$652 million, up from \$591 million in 2011.

The company had 1,366 workers in North America at the end of last year, most of them in the U.S. The Fremont location will house EFI's global headquarters and will be the lead office for the company's Fiery product unit, which makes digital controllers, digital print servers and digital front ends used in printing operations.

EFI will relocate to its new facilities no later than Nov. 1, according to the filing. The lease is valued at \$18.36 million over the 15-year term, and the landlord will kick in up to \$4.5 million for tenant improvements. EFI also gains an option to expand into the rest of the space or purchase it outright.

*This story was updated to include CEO comment.*

Nathan Donato-Weinstein covers commercial real estate and transportation for the Silicon Valley Business Journal. Apr 24, 2013, 2:10pm PDT Updated: Apr 25, 2013, 7:55am PDT